

SUN PEAK COMMUNITY NEWS



Community Update

Community Reminders

RULES AND REGULATIONS AND SCHEDULE OF FINES –

The Sun Peak Master HOA rules and regulations and the schedule of fines are available at sunpeak.org or email the manager at sunpeakpc@gmail.com. The association follows the rules and regulations as written in the CC&R's, the Schedule of Fines lists the violation procedures. **Here is a link to redlined version of the rules that the board will be voting on in the second quarter. Please suggest any comments ASAP. The Board will notify owners at least 15-days prior to the meeting where the rule amendment vote will occur.**

<https://www.dropbox.com/scl/fi/fce5duo5iei63v149gws/Sun-Peak-Master-HOA-Rules-and-Regulations-2025-Redlined-Version.docx?rlkey=udxuxfdoqhgy63zkya51i09xe&dl=0>

DESIGN REVIEW (DRC) - All exterior home improvements require Design Review approval. This includes painting, all exterior lighting and landscaping projects. **Here is a link to redlined version of the Design Review Guidelines that the board will be voting on in the second quarter. Please suggest any comments ASAP. The Board will notify owners at least 15 days prior to the meeting where the amendment vote will occur.**

<https://www.dropbox.com/scl/fi/ns39efy35x3ci3p3qnp0q/Sun-Peak-Amended-and-Restated-Design-Guidelines-2025-Redlined-Version.docx?rlkey=c13ow7qheiowo2mdddbvp4ew8&dl=0>

TURN OFF OUTDOOR LIGHTS by 11pm. Consider replacing outdoor lights with lower wattage bulbs and make sure all lighting is down lit. Protect our Night Sky!

CLEAN UP AFTER YOUR PETS and keep them on leash. **CLEAN UP** any items stored under your decks, on the sides of your house and/or in your yard. The CC&R's prohibit the storage of potential eyesores. Keep your neighborhood clean!

TRASH Bring your trash cans in from the street after the trash is picked up. Trash cans cannot be stored outside.

Community Update

1. The pools will again will be opened Memorial Day weekend.
2. **Part-time pool checkers will be needed again this summer. Have your teens contact management if interested.**
3. **After an RFP process, the Board has chosen a contractor to remodel the courts this spring. More to come on this later.**
4. The clubhouse and gym are open daily from 5:30 am to 9:00 pm. **The Board has purchased some new gym equipment. The current 20 yr. old treadmill and elliptical will be donated to the "first come" owners interested, inquire by email.**
5. To book the clubhouse for a private event, or the courts please go to sunpeak.org, login at the bottom of the home page, username will autofill, password is SPhomeowner. Please review the rules and regulations prior to booking.
6. Please contact Summit County Public Works at 435-336-3970 if you have any concerns regarding roads, and runoff. All roads are owned and maintained by Summit County.
7. The Cove at Sun Peak Townhomes, Condominiums and roads are owned and maintained by The Cove at Sun Peak HOA, please report all issues to the association with Blooming at 435-649-6583 or e
8. To book the clubhouse for a private event, or the courts please go to sunpeak.org, login at the bottom of the home page, username will autofill, password is SPhomeowner. Please review the rules and regulations prior to booking.
9. Sun Peak BOD will hold a regularly scheduled meetings, please email for exact dates.
10. **Community volunteers: The HOA's**

MAIL – Report issues with the mail to the Park City Postmaster at 2100 Park Avenue, Park City, UT 84098 or 435-655-8037

NIGHTLY RENTALS are **NOT** permitted in Sun Peak. Violations will be enforced as per the CC&R's, Rules and Regulations and the Schedule of Fines available on the sunpeak.org website.

SIGNS are not permitted on any Sun Peak parcel.

Fire Hydrants - owners are responsible for snow removal around the hydrants.

DO NOT PARK or STORE BOATS or RV's on STREETS. Vehicles should be parked in garages to maintain an orderly neighborhood. Campers, boats, ATV's, snowmobiles, or trailers may not be stored on any Lot except for loading and unloading purposes only, and for no more than 48 hours. No ATV's, snowmobiles shall be operated or parked or stored on any Lot except while loading the equipment for lawful transport on public streets. Motorcycles will not be operated on any Lot except for ingress and egress by duly licensed, "street legal" vehicles. No motor vehicle which is inoperable, immobile, unlicensed or expired shall be stored on any lot.

CONTACT INFORMATION: Master Association Manager: Bill Riley - sunpeakpc@gmail.com
Please contact us with all community questions and concerns or visit the community website at sunpeak.org

2025 budget has appropriated funds to reinstate community events and gatherings. We would like to include interested homeowners in the planning of these events, and the Fire Safety Committee. If you would like to assist in planning either a summer kickoff or winter holiday gathering, please send an email expressing your willingness to help to sunpeakpc@gmail.com.

Call 911 in case of an emergency.

Sun Peak HOA | 1950 Bear Hollow Dr. | Park City, UT 84098 US

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